

The following site is being submitted for inclusion into the GIS registry:

This is a:	New Submittal
BRRTS ID (no dashes):	0341000541
Comm # (no dashes):	53208263036
County:	Milwaukee
Region:	Commerce
Site name:	Suds Your Duds (Froebel Kurt Building)
Street Address:	4836 W Vliet St
City:	Milwaukee
Closure Date	2000-12-19
Closure Conditions:	met
Offsite contamination?	No
Right-of-way contamination?	No
Contaminated media:	Groundwater
GPS Coordinates (meters in the WTM91 projection)	
Easting (X):	684969.860755516
Northing (Y):	288243.648837906
Submitted by:	Cheryl Nelson

Checklist

- ☒ Final Closure Letter
- ☒ Copy of recorded deed Instrument for any property with GW >NR140 ES
- ☒ General Location Map
- ☒ Detailed Location Map showing property boundaries, buildings, etc for properties with GW >NR140 ES
- ☒ Latest Map(s) showing extent or outline of current GW plume
- ☒ GW flow direction
- ☒ MW(s) and/or potable wells
- ☒ Latest Table of GW results



ENVIRONMENTAL & REGULATORY SERVICES
101 West Pleasant Street Suite 205
Milwaukee, Wisconsin 53212
Fax: (414) 220-5374
TDD #: (608) 264-8777
www.commerce.state.wi.us
Tommy G. Thompson, Governor
Brenda J. Blanchard, Secretary

December 19, 2000

Kurt Froebel
H. Froebel & Son, Inc.
~~P.O. Box 09339~~
~~Milwaukee, WI 53209~~

*5630 N. Teutonia Ave.
Milwaukee, WI 53207*

RE: COMMERCE # 53208-2630-36

Suds Your Duds (Froebel property) 4836 W. Vliet St., Milwaukee WI 53208

Petroleum underground storage tanks removed in 1988

Case Closure

Dear Mr. Froebel:

This letter acknowledges receipt of the following items:

- a copy of the registered *Notice of Contamination to Property*;
- a copy of a letter (October 24, 2000) to the City of Milwaukee Department of Public Works; and
- monitoring well abandonment documentation.

This case is now considered closed, as described in my letter dated April 5, 2000.

Thank you for your efforts in the protection of the environment. If you have any questions, please call me at (414) 220-5372.

Sincerely,

Nancy S. Kochis
Hydrogeologist
PECFA Site Review Section

cc: ✓ Charley Wang, Giles Engineering Associates
electronic case file

000280505

Document Number

NOTICE OF CONTAMINATION TO
PROPERTY

7952947

REGISTER'S OFFICE, SS.
Milwaukee County, WI

RECORDED AT 8:00 AM

08-25-2000

WALTER R. BARCZAK
REGISTER OF DEEDS

AMOUNT 12.00

Legal Description of the Property: In re:

(as it appears on the most recent deed)

Lots 10, 11 and 12, in Block 4, in Vliet Street Park Heights, being a subdivision of a part of the Southeast 1/4 of Section 23, in Township 7 North, Range 21 East, in the City of Milwaukee, County of Milwaukee, and State of Wisconsin.

Recording Area

Name and Return Address
Mr. Kurt F. Froebel
5686 N. Teutonia Avenue
Milwaukee, WI 53209

STATE OF WISCONSIN)

COUNTY OF MILWAUKEE)

)
) SS
)

367-0833-100-1

Parcel Identification Number (PIN)

Section 1. Kurt F. Froebel is the owner of the above-described property.

Section 2. One or more petroleum discharges have occurred at this property. Benzene Contaminated groundwater above NR 140 enforcement standards and gasoline range organic (GRO) contaminated soils above NR 720 residual contaminant levels of the Wisconsin Administrative Code exist on this property in the area of West Vliet Street right-of-way (See Figure 1).

Section 3 The owner hereby declares that all of the property described above is held and shall be held, conveyed, or encumbered, leased, rented, used, occupied and improved subject to the following limitations and/or restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific prohibitions or requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

Residual petroleum contaminated soil with total petroleum hydrocarbons (gasoline) levels as high as 2,700 mg/kg remains on this site in the area(s) of soil confirmation sample #21 (See Figure 1). It has been shown that these levels are protective of health and the environment. If this contaminated soil is excavated in the future, it may be considered a solid waste and will need to be disposed in accordance with all applicable laws.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Commerce, or its successor, issue a determination that the restrictions set forth in this covenant are no longer required. That property owner shall provide any and all necessary information to the Department in order for the Department to be able to make a determination. Upon receipt of such a request, the Department shall determine whether or not the restrictions contained herein can be extinguished. Conditions under which a restriction may be extinguished will be determined in accordance with the site specific standards, rules and laws for this property. If the Department determines that the restrictions can be extinguished, an affidavit, with a copy of the Department's written determination, may be recorded to give notice that this restriction, or portions of this restriction are no longer binding. Any restriction placed upon this property shall not be extinguished without the Department's written determination.

IN WITNESS WHEREOF, the owner of the property has executed this document, this 3rd day of Aug, 2000.

[When appropriate use the following clause]:

By signing this document, [he/she] acknowledges that [he/she] is duly authorized to sign this document on behalf of

Kurt Froebel
Signature: Kurt Froebel

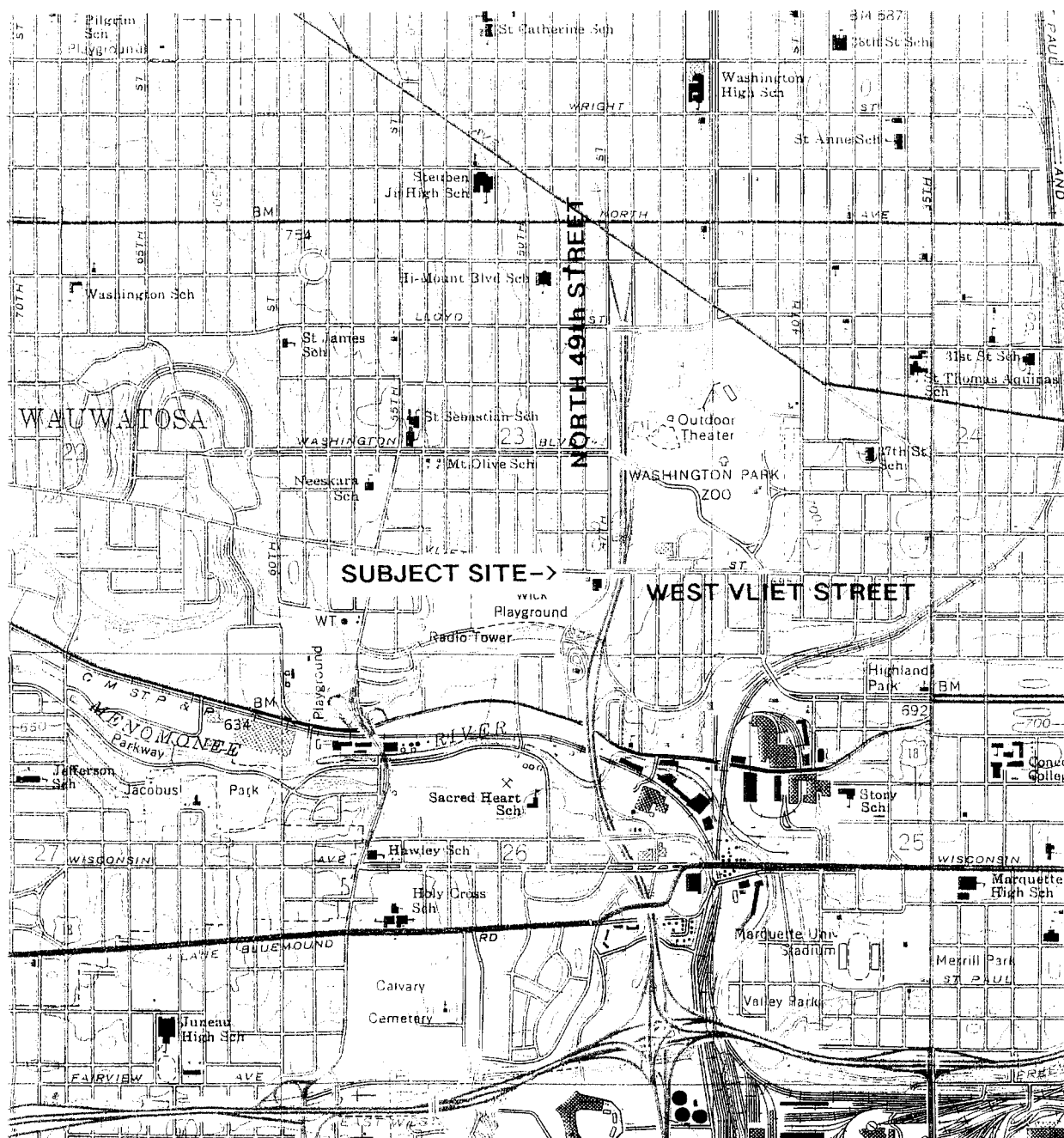
Printed Name: Kurt F. Froebel

Title: Owner

Subscribed and sworn to before me
this 3rd day of August, 2000

Nicole Witt
Notary Public, State of WISCONSIN
My commission 5/2/2004

This document was drafted by the Wisconsin Department of Commerce.




QUADRANGLE LOCATION

Source: USGS Topographic Map
Milwaukee, Wisconsin Quadrangle

Scale: 1"=2000'

FIGURE 1
AREA MAP

Suds Your Duds
4836 West Vliet Street
Milwaukee, Wisconsin
Project No. 1E-9509015


GILES ENGINEERING ASSOCIATES, INC.
GEOTECHNICAL, ENVIRONMENTAL
AND CONSTRUCTION MATERIALS CONSULTANTS



LEGEND:
B7 BORING NUMBER AND LOCATION
21 SOIL CONFIRMATION SAMPLE

PUBLIC ALLEY

NORTH 49th STREET

EXISTING BUILDING

SUBJECT PROPERTY

PROPERTY LINE

7'-DEPTH
PID = 280
TPH(g) = 2,700

CHEMICAL KEY:
-Napht = NAPHTHALENE
-B: BENZENE
-T: TOLUENE
-E: ETHYLBENZENE
-X: TOTAL XYLENES
ABBREVIATIONS:
-TPH = TOTAL PETROLEUM HYDROCARBON
-g = GASOLINE

NOTES:
FIELD PID RESULTS EXPRESSED IN HNU UNITS
TPH RESULT EXPRESSED
IN MILLIGRAMS PER KILOGRAM (mg/kg)
EQUIVALENT TO PARTS PER MILLION (ppm)
PVOC RESULTS (GROUNDWATER) EXPRESSED IN
MICROGRAMS PER LITER (ug/l)
EQUIVALENT TO PARTS PER BILLION (ppb)

10/1/1997
DETECTED PVOCs
AND Napht
B = 24
Eb = 23
T = 7.0
X = 15.7
Napht = 6.9

B1
B2
B3(MWS)
B4
B5
B6
B7
B8(MWC)

WEST VLIET STREET



GILES ENGINEERING ASSOCIATES, INC.
N6 W22350 JOHNSON RD., WAUKESHA, WI, 53186
(414)-644-0118

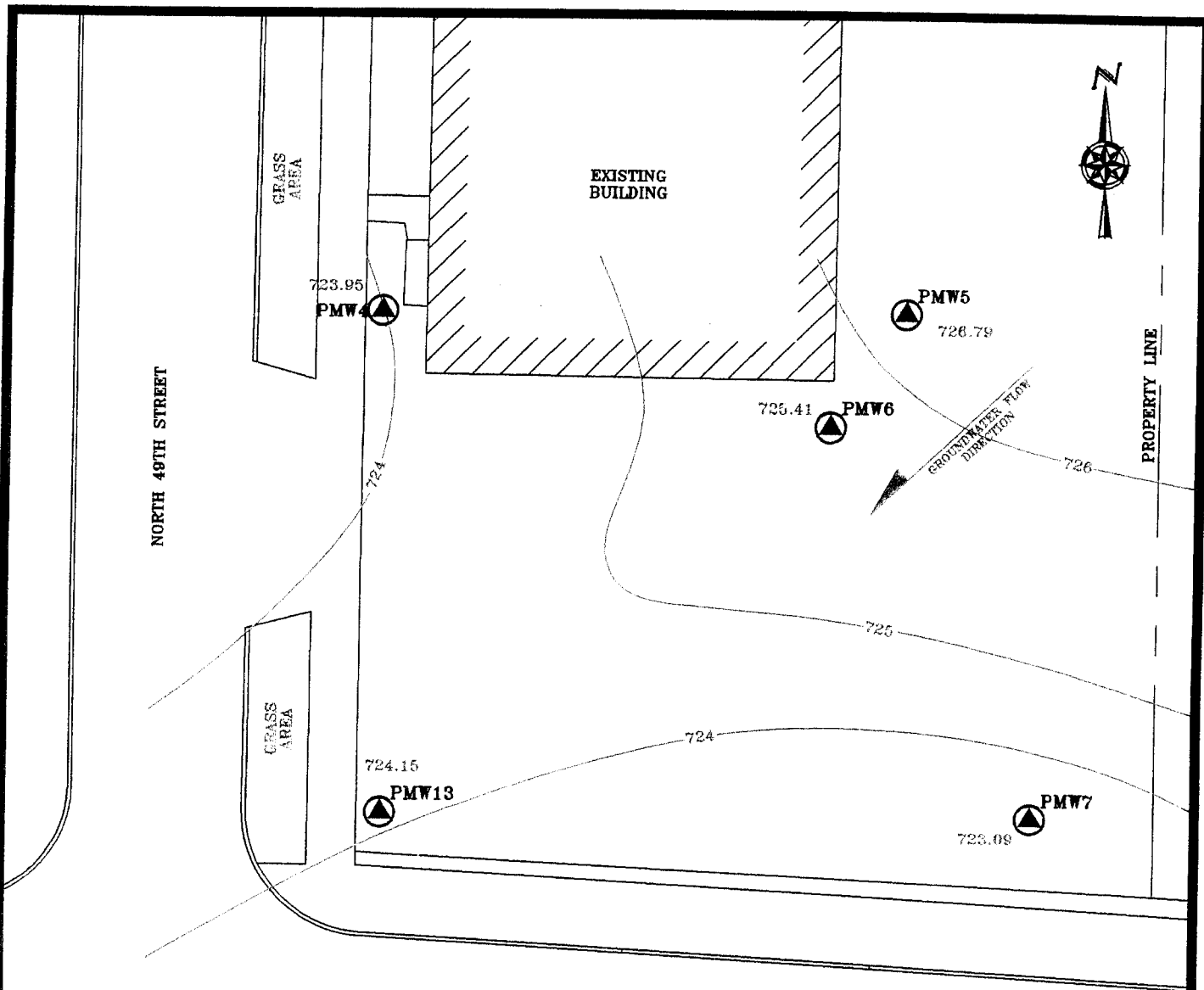
FIGURE 1
LOCATION OF REMAINING SOIL AND GROUNDWATER IMPACT
FOUR DUBS
400 S. WEST VLIET STREET
MILWAUKEE, WISCONSIN

RESULTS INDICATED IN RED ARE ABOVE
THE RESIDUAL CONTAMINANT LEVEL FOR
SOIL SET FORTH IN NR 720.09, OR
ABOVE NR 140 ENFORCEMENT STANDARD (ES)

DESIGNED	DRAWN	APPROVED	SCALE	DATE
JPD	SDF	X	1" = 40'	REV.12-10-97

PROJECT NO.: IE-9500015

CAD No.: E5090158

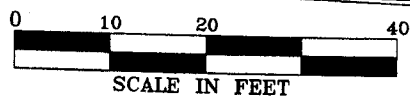


LEGEND	
723.95	GROUNDWATER ELEVATION
724	GROUNDWATER CONTOUR
PMW4	PREVIOUS MONITORING WELL NUMBER AND LOCATION

NOTE:

GROUNDWATER ELEVATIONS GIVEN
IN FEET ABOVE MEAN SEA LEVEL (MSL)
WELLS GAUGED FEBRUARY 27, 1990
CONTOUR INTERVAL = 1'

GROUNDWATER FLOW DIRECTION: S46W
GROUNDWATER GRADIENT: 0.059 ft/ft



SCALE IN FEET



GILES ENGINEERING ASSOCIATES, INC.
N8 W22350 JOHNSON RD.; WAUKESHA, WI, 53186
(414)-544-0118

FIGURE 2
GROUNDWATER CONTOUR MAP AND FLOW DIRECTION
SUDS YOUR DUBS
4836 WEST VLIET STREET
MILWAUKEE, WISCONSIN

DESIGNED	DRAWN	APPROVED	SCALE	DATE
CCW	DOC	X	1"=20'	12-02-97
PROJECT NO.: 1E-9509015			CAD No. E5090152	

TABLE 1
GROUNDWATER ANALYTICAL RESULTS

Froebel Property (Suds Your Duds)
4836 West Vliet Street
Milwaukee, Wisconsin
Project No. 1E-9509015
FID #241398080

Well No.	Date Sampled	Benzene	Ethyl- benzene	Toluene	Xylenes	Naph- thalene
MW3 (B-3)	12-21-95 ("grab sample")	22	27	7.8	49	NA
	3-12-96	44	19	11	50	13
	6-11-96 (1st round)	59	69	11	139	36
	9-12-96 (2nd round)	55	49	6.7	10.9	21
	1-6-97 (3rd round)	32	33	6	35	15
	5-6-97 (4th round)	26	57	5.7	42	28
	9-24-97 (5th round)	32	23	3.9	10.3	18
	10-1-97	24	23	7.0	15.7	6.9
MW8 (B-8)	12-21-95 ("grab sample")	1.2	<1.0	<1.0	<1.0	NA
	3-12-96	1.2	<1.0	1.6	3.6	1.9
	6-11-96 (1st round)	<0.6	<1.0	<1.0	<1.0	<1.0
	9-12-96 (2nd round)	<0.6	<1.0	<1.0	<1.0	<1.0
	1-6-97 (3rd round)	<0.2	<0.3	0.5	<1.0	<0.7
	5-6-97 (4th round)	<0.2	<0.3	<0.4	<1.0	<0.8
	9-24-97 (5th round)	<0.41	<0.23	<0.28	<1.0	<0.8
	10-1-97	<0.16	<0.29	<0.36	<1.0	<0.81
WDNR PAL		0.5	140	68.6	124	8
WDNR ES		5	700	343	620	40

NA Not Analyzed

All results expressed in µg/L

Green indicates exceedence of WDNR PAL

Red indicates exceedence of WDNR ES

(1e950915.tb1/djr)

TABLE 2

RESULTS OF GROUNDWATER INDICATOR PARAMETERS

Froebel Property (Suds Your Duds)
4836 West Vliet Street
Milwaukee, Wisconsin
Project No. 1E-9509015
FID #241398080

Well No.	Date	Indicator Parameters				
		D.O. (mg/L)	Nitrate (NO ₃) (µg/L)	Soluble Iron (Fe ²⁺) (µg/L)	Soluble Manganese (Mn ²⁺) (µg/L)	Sulfate (SO ₄) (µg/L)
MW-3	9-24-97	0.16	47	1000	1500	4100
MW-8	9-24-97	0.22	3800	36	84	110,000

(1e950915.tb2/djr)